029.0	0002	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	795,200 / 795,200
					USE VALUE:	795,200 / 795,200
					ASSESSED:	795,200 / 795,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		BATES RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GRIGORIS EUGENIA
Owner 2:	
Owner 3:	
Street 1:	11 BATES RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GRIGORIS HELEN KAKOS -
Owner 2:	-
Street 1:	19 SNOW PARK ROAD
Twn/City:	BATH
St/Prov:	ME Cntry
Postal:	04530

NARRATIVE DESCRIPTION

This parcel contains .135 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1939, having primarily Vinyl Exterior and 1594 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5866.000	314,700	3,700	476,800	795,200
Total Card	0.135	314,700	3,700	476,800	795,200
Total Parcel	0.135	314,700	3,700	476,800	795,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 498.87 /Parcel: 498.87

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 19893

GIS Ref

GIS Ref

Insp Date 09/08/17

!2405!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 029.0-0002-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	314,700	3700	5,866.	476,800	795,200		Year end	12/23/2021
2021	101	FV	305,000	3700	5,866.	476,800	785,500		Year End Roll	12/10/2020
2020	101	FV	305,000	3700	5,866.	476,800	785,500	785,500	Year End Roll	12/18/2019
2019	101	FV	240,800	3700	5,866.	506,600	751,100	751,100	Year End Roll	1/3/2019
2018	101	FV	240,800	3700	5,866.	369,500	614,000	614,000	Year End Roll	12/20/2017
2017	101	FV	225,700	3700	5,866.	321,800	551,200	551,200	Year End Roll	1/3/2017
2016	101	FV	225,700	3700	5,866.	274,200	503,600	503,600	Year End	1/4/2016
2015	101	FV	220,100	3700	5,866.	268,200	492,000	492,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	21:27:08

LAST REV

Date	Time
09/13/17	14:49:52
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 2405

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GRIGORIS HELEN	1378-73		12/9/2009	Family	1	No	No		
KAKOS CALLIOPE	1313-72		12/27/2005	Family	100	No	No		
KAKOS POPPY CAL	1139-187		4/19/1995			No	No		F

USER DEFINED

Prior Id # 1:	19893
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/26/2011	334	Re-Roof	8,396					

ACTIVITY INFORMATION

Date	Result	By	Name
9/8/2017	Inspected	PH	Patrick H
8/19/2017	MEAS&NOTICE	HS	Hanne S
1/3/2009	Meas/Inspect	372	PATRIOT
5/3/2000	Inspected	276	PATRIOT
2/16/2000	Measured	263	PATRIOT
10/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5866		Sq. Ft.	Site		0	80.	1.02	1									476,784						476,800	

Total AC/HA:	0.13466	Total SF/SM:	5866	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	476,784	Spl Credit		Total:	476,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.30872011
Const Adj.:	0.98500049
Adj $ / SQ:	167.582
Other Features:	76800
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	427647
Depreciation:	112899
Depreciated Total:	314748

COMMENTS

OF=SINK IN BMT SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

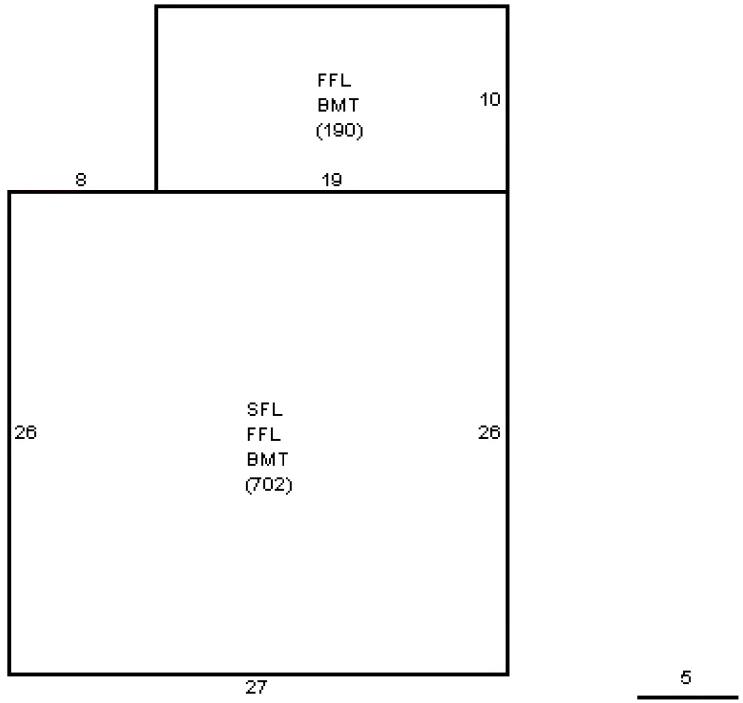
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	184.34
Special Features:	0	Val/Su Net:	126.59
Final Total:	314700	Val/Su SzAd	197.43

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	892	50.270	44,845
FFL	First Floor	892	167.580	149,483
SFL	Second Floor	702	167.580	117,642

Net Sketched Area:	2,486	Total:	311,970

Size Ad	1594	Gross Area	2486	FinArea	1594

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

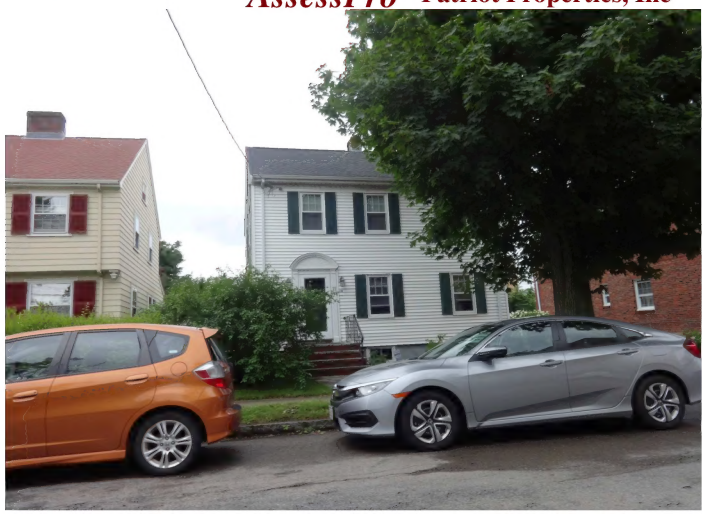
SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	A	AV	1939	25.42	T	40	101			3,700			3,700

More:	N	Total Yard Items:	3,700	Total Special Featues:		Total:	3,700

PARCEL ID

029.0-0002-0010.0

IMAGE

AssessPro Patriot Properties, Inc